



CITY OF HOUSTON

Fire Marshal, Life Safety Bureau
Houston Fire Department
6903 Perimeter Park, Houston, Texas 77041
832-394-6900 / fax: 832-394-6911

PECAN SHADOWS APTS
480 W PARKER RD
HOUSTON, TX 77091

To the Attention of:

AGUAYO, ELVIRA (MANAGER)
480 W PARKER RD
HOUSTON, TX 77091
7136946405

Project No: **15016812**
Report Date: 16-FEB-2015
Compliance Date: 20-MAY-2015
Subject to Re-Inspection

Fire Inspection Report

Your attention is respectfully called to the violation of the provisions of the City of Houston Fire Code as indicated herein, on the premises located at:

480 W PARKER RD REPORT HEADER

Anton Machacek
Apartment Team
phone: 281-658-7167
fax: 713-466-8396
email: anton.machacek@houstontx.gov

Status	Date	Inspector's ILMS-ID
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GENERAL

1) HFC 102.8 - Matters not provided for.

Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

Compliance Instructions:

Note:

1. Properties with 3 or more units are required to register with the City of Houston as required by Ordinance No. 2006-1124 (Apartment Security Ordinance).

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2. Please contact the City of Houston "Multi-Family Rental Property Registration" at 832-394-8841 or log on to www.houstonmultifamily.org for any registration questions.
3. Provide the name, address and contact information for at least one responsible person for compliance with and violations of this code.

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2) HFC 105.1.1 - PERMITS REQUIRED (HPC ADDRESS)

Permits required by this code shall be obtained from the Fire Permit Office. A permit shall be obtained prior to engaging in any activities, operations, practices, or functions regulated by this code and requiring a permit as listed in Section 105.6. Permit fees, as required, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. It shall be unlawful for any person to engage in any activities, operations, practices or functions listed in Section 105.6 for any reason without holding a current and valid permit for the activity, operation, practice or function as issued by the fire permit office.

****Payments must be made in person**** . A receipt from the Permit Office must be obtained as proof of payment.

The Houston Permitting Center
 Fire Prevention Permits
 1002 Washington Avenue
 Houston, Texas 77007
 Hours of operation: 8:00 a.m. to 3:30 p.m. Central Time
 Monday through Friday
 Office phone (832)394-8811

Compliance Instructions:

Note: Required permits shall be obtained.

1. The Houston Fire Department Permit Office is located at 1002 Washington Ave. Houston Texas and may be contacted at 832-394-9083.
2. Contact the Permit Office for any question regarding permits.
3. Required permits shall be renewed annually.
4. Provide a copy of A4, access gate and K1, key box permit.

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3) HFS A2.1.1 - REQUIRED GAS PIPING TEST

All Assembly, Educational, Institutional and Residential R-1, R-2 and R-4, occupancies (as defined in the Building Code, 2000 edition International Building Code as amended) shall have a test of the building's natural gas system(s), to check for leakage, at least every 5 years. Exceptions: 1. Facilities where annual tests are required by state or other regulatory agencies. 2. Gas tests may be required by the fire code official (Fire Marshal) in any occupancy where it is suspected or believed that a gas leak or related hazard exists.

Compliance Instructions:

Provide GAS test results of last test showing signature of City of Houston Plumbing Inspector.

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4) HFC 308.3.1 - Open-flame cooking devices.

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

Compliance Instructions:**Note:**

1. Information of the Houston Fire Codes regarding BBQ pits and other cooking devices shall be provided to the tenants of each occupied unit.
2. Written documentation shall be signed and maintained in each tenants file.
3. Any policies of the Management/Owner that enforces a stricter compliance shall apply.
4. Charcoal burners, LP Gas burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Provide dates letter verifying that all tenants have been fully informed and include provided document as addendum to future leases.

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5) HFC 308.3.1.1 - Liquefied-petroleum-gas-fueled cooking devices.

LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible

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construction.

Exception: One- and two-family dwellings.

Compliance Instructions:

Note:

1. Information of the Houston Fire Codes regarding BBQ pits and other cooking devices shall be provided to the tenants of each occupied unit.
2. Written documentation shall be signed and maintained in each tenants file.
3. Any policies of the Management/Owner that enforces a stricter compliance shall apply.
4. Charcoal burners, LP Gas burners and other open flame cooking devices shall be not be operated on combustible balconies or within 10 feet of combustible construction.

Provide dates letter verifying that all tenants have been dully informed and include provided document as addendum to future leases.

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6) HFC 503.6 - SECURITY GATES. (APPROVED PLANS)

The installation of security gates across a fire apparatus access road shall be approved by the fire code official in accordance with Houston Fire Department LSB Standard No. 04, "Access Control Gates." Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times, or secured in the open position. Repairs shall be in accordance with original specifications and approvals.

Compliance Instructions:

Contact Inspector Xavier Gonzalez for compliance: 832-216-8047
Xavier.gonzalez@houstontx.gov

Sr. Inspector Marcus Hicks at 281-922-2313

Note:

1. Access gate plans and a letter of explanation shall be submitted for approved by the Fire Marshal's office as required.
2. Fire Marshal approved plans shall remain on site for any future reference by the Code Official.

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3. Emergency access shall be provided and maintained at all times as required in this section.
4. Damaged or inoperable gates shall remain in the open position until repairs or replacement is made.
5. Repair or replace the Failsafe operation/box as needed.

Note:

1. 911 Key box or Knox Box shall be provided as required in this section to facilitate emergency access.
2. Any changes in keys, code pass or any other emergency access information shall be provided to the Fire Marshal's Office for approval and placed into the Key Box/Knox box prior to making any changes.
3. Provide Key Box/Knox Box on or near the following areas.
Pedestrian gates
Rear gates
The main entrance to the office area
To gain access to Fire Protection systems such as Fire Department Connections, Fire Alarm panels and Stand pipes.

4. Entrance/exit access gate near office. Please repair failsafe mechanisms on gate.
5. Change the push button switch inside 911 box to a micro switch or toggle switch.

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7) HFC 605.3.1 - LABELING.(ELECTRICAL ROOMS, CIRCUITS)

Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.

Compliance Instructions:**Note:**

1. Electrical panel/box and rooms shall be visibly, legibly and durably marked as required in this section to indicate the unit it services.

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8) HFC 907.2.10.1.2 - GROUPS R-2, R-3, R-4 AND I-1. (SMOKE ALARMS)

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.

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3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Compliance Instructions:

Provide letter stating that all occupied units have been provided with working SMOKE DETECTORS.

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9) HFS 09-03.1 - REFLECTIVE SIGNS.(FIRE HYDRANT SIGNS)

A reflective sign with reflective numbers and letters shall be placed at every entrance driveway. The sign shall be of durable materials no less than 18 inches by 18 inches, with lettering and numbering no less than 3 inches in height. The sign shall have "HFD." at the top with the number of fire hydrants in the complex at the bottom.

Compliance Instructions:

Note:

1. H.F.D. signs shall be provided as per this section.
2. For complexes without any fire hydrants, the number "0" shall be placed under the letters HFD
3. Please provide two signs. The number "1" shall be placed under the letters HFD.

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10) HFS 01-03.1 - ANNUAL MAINTENANCE (FIRE EXTINGUISHERS)

All fire extinguishers shall have a current annual inspection tag by an approved licensed fire protection equipment company. All servicing, testing, maintenance and tagging of listed portable fire extinguishers shall be conducted annually by qualified personnel in accordance with LSB Standard 02, "Inspection and Testing of Fire Protection and Life-Safety Equipment".

Exception: Listed portable fire extinguishers that can not be serviced (disposable) or listed fire extinguishers that may be service only at the manufacturer.

Compliance Instructions:

2A, 10-B:C portable Fire Extinguisher is required in all of the following areas: Offices, game rooms, physical fitness rooms, storage rooms,

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maintenance shops, boiler rooms, laundry rooms, mail rooms, club houses, and common and public assembly areas.

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11) HFS 01-04.1 - MINIMUM RATING AND PLACEMENT(FIRE EXTINGUISHERS)

The maximum travel distance to a Class A rated portable fire extinguisher shall be 75 feet by an unobstructed path of travel. The maximum travel distance to a Class B rated portable fire extinguisher shall be 50 feet by an unobstructed path of travel.

Compliance Instructions:

Provide letter stating that all occupied units have been provided with a working portable FIRE EXTINGUISHER (minimum rating of 1-A, 10-B:C)

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12) HFS 2.5.6.3 - PRIVATE FIRE HYDRANTS

Private dry barrel and wet barrel fire hydrants, and wall hydrants, installed for fire department use shall be inspected and flow tested by an approved service company annually. Testing shall be conducted in accordance with NFPA 25, and a written report of the test findings and deficiencies shall be provided.

Compliance Instructions:

Have the fire hydrant inside the property tested by a licensed sprinkler company. Provide documentation on all testing, repairs and maintenance.

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13) HFC 105.8.2 - Re-inspection fee

Whenever it becomes necessary to make a re-inspection (after the initial inspection and one follow-up inspection under Section 105.8 of the city fire code), because of faulty material, faulty workmanship, or incomplete work, or for any other reason, the owner, operator, or lessee, shall pay for each re-inspection.

Failure on your part to comply with the indicated violations will subject you to the penalties prescribed by law for such violations.

Inspecting Officer Signature	_____	Date	_____
Copy Received By Signature	_____	Date	_____
Followup Inspection	_____	Date	_____
Scheduled Reinspection Date	_____	Date	_____
Scheduled Reinspection Date	_____	Date	_____
Inspection Complete	_____	Date	_____